

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

4 Kestrel Court, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$499,950

Median sale price

Median price \$326,250

Property Type House

Suburb Sale

Period - From 01/10/2018

to 30/09/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Eremin Ct WURRUK 3850	\$615,000	30/10/2019
2	22 Inglis St SALE 3850	\$610,000	14/11/2018
3	9 Cashmere Cl WURRUK 3850	\$510,000	15/08/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

18/11/2019 17:13

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Indicative Selling Price

\$499,950

Median House Price

Year ending September 2019: \$326,250



5 2 2

Property Type: House (Res)
Land Size: 4025 sqm approx
Agent Comments

Comparable Properties



5 Eremin Ct WURRUK 3850 (REI)

Agent Comments

5 3 5

Price: \$615,000
Method: Private Sale
Date: 30/10/2019
Rooms: 11
Property Type: House - Semi-detached
Land Size: 10000 sqm approx



22 Inglis St SALE 3850 (REI/VG)

Agent Comments

5 2 2

Price: \$610,000
Method: Private Sale
Date: 14/11/2018
Rooms: 12
Property Type: House
Land Size: 3246 sqm approx



9 Cashmere CI WURRUK 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$510,000
Method: Private Sale
Date: 15/08/2019
Rooms: 7
Property Type: House
Land Size: 3989 sqm approx